

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: 925 BLOSSOM HILL RD

Permit/Project No.: CRL09-019 Issuance Date: 08/24/09

Prepped By: SSAHA Closed By: SFAUMUI RSN: 1392366

| Category | Document Type | Sub Document Type |
|--|--|--|
| <input type="checkbox"/> (EF) Environmental Files (203) | <input type="checkbox"/> (PP) Public Project Files (203-03) | <input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans |
| <input type="checkbox"/> (GP) General Plan (204) | <input type="checkbox"/> (GA) General Plan Amendments (204-02) | <input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence |
| | <input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments) | <input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological |
| <input checked="" type="checkbox"/> (DR) Development Review (207) | <input type="checkbox"/> (PR) Projects (207-02, 207-03, etc.) | <input type="checkbox"/> (ZN) Zoning <input type="checkbox"/> (PE) Permit <input type="checkbox"/> (MP) Maps <input type="checkbox"/> (AP) Application <input type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans <input type="checkbox"/> ST Approved Storm-Water Ctrl Plans |
| | <input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files) | <input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological |
| | <input type="checkbox"/> (AD) Adjustments (207-12) | <input type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans <input type="checkbox"/> SW Approved Storm-Water Ctrl Plan <input type="checkbox"/> PK Parking Analysis |
| | <input checked="" type="checkbox"/> (PI) Public Info Letters (207-29) | <input checked="" type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs |

August 24, 2009

Ashley Johnson
The Planning and Zoning Resource Corporation
100 N.E. 5th Street
Oklahoma City, OK 73104

**RE: 925 Blossom Hill Road,
Assessor's Parcel Nos. 458-13-017- 022; 025, 026, 043, 046, 052, 058, 062, 079, 80, 081,
082.
File No. CRL09-019**

Dear Ms. Johnson:

In response to your letter requesting information regarding the above referenced property, the following is being provided:

Zoning & General Plan: The subject property is located in the A(PD)- Planned Development Zoning District. The subject property has a General Plan Land Use/Transportation Diagram designation of Regional Commercial. In addition, the following land use designations and/or limitations are associated with the site:

- Located near Light Rail
- Master Sign Program (Oakridge Mall)
- General Plan Height Exception Area (allowed 120-foot maximum building height instead of citywide height limit of 50-foot)
- Alcohol Sales Restricted Area
- Located within the Edenvale Planning Area
- Located within Hydro Modification , Policy No. 8-14

Allowable Uses: See the attached Development Standards requirements.

Land Use Entitlements and Planning Permits: The City of San Jose approved the below listed Land Use Entitlements and Development Permits for the subject property. Portions of these files have been summarized for your reference.

- **Planned Development Rezoning PDC70-167**, to allow commercial center.
- **Annexation: Coleman No. 16-A**, was annexed into the City of San Jose on July 16, 1971.
- **Planned Development Permit: PD76-039**, permitting development and use of subject property in accordance to approved A (PD) zoning district.

- **Planned Development Rezoning PDC77-022**, from (A) PD to A(PD) to allow 89.32 acres for commercial use.
- **Planned Development Permit PD77-053**, to allow expansion of the Oakridge Mall, in the westerly direction from the Macy's building, terminating with a new Bullock's Department Store. The existing bowling center building is designated as Phase 2, and will be removed to make room for the Mall expansion when the new center is completed on its relocated site north of Thornwood.
- **Planned Development Rezoning, PDC00-088**, rezoning from A(PD) Planned Development to A(PD) Planned Development for an expansion of 394,845 square feet of commercial retail to an existing 954,389 square-foot shopping center.
- **Planned Development Permit PD01-038**, architecture for an approximately 69,360 square foot addition to an existing commercial building at a retail mall.
- **Planned Development Permit PD01-089**, site design and landscape improvements for an approximately 394,845 square foot addition to an existing shopping mall.
- **Planned Development PD03-023**, approximately 12,000-square-foot, addition to two tenant spaces, new retail concession area, and an outdoor carousel at an existing regional shopping center.
- **Planned Development PD03-035**, demolition of an existing, approximately 163,050-square-foot commercial retail building and construction of an approximately 164,000-square-foot commercial retail building (same location).
- **Planned Development Rezoning PDC03-075**, retention of an existing bowling alley (Oakridge Lanes), previously approved for demolition, demolition of an existing 40,850-square-foot free standing commercial building (Michael's/Walgreens), and construction of an approximately 35,500-square-foot addition to Oakridge Mall.
- **Planned Development Permit PD04-010**, demolition of two existing commercial buildings, totaling approximately 41,000 square feet, retention of an existing commercial building (Oakridge Lanes) associated landscaping associated landscaping changes.

Surrounding Land Uses: The properties adjacent to the north, have Planned Development zoning district and commercial uses. Properties to the south have a mix of Planned development and Commercial General zoning districts with commercial uses. The properties to the east and west have Planned Development zoning district with a mix of residential and commercial uses.

Ms. Ashley Johnson
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Building Permits and Certificates of Occupancy: For questions regarding the issuance of building permits and certificates of occupancy, contact the San José Building Division at (408) 535-3555 or online at <http://www.sanjoseca.gov/building/>.

Code Violations: Planning staff has no specific compliance information involving the subject property. Information regarding the site's compliance history may be obtained by contacting the Code Enforcement Division of this Department at (408) 277-4528.

Should you have any further questions regarding the above matter, please feel free to contact me at (408) 535-7830.

Sincerely,



Suparna Saha
Planner II

Enclosure:

- (1) PDC77-022
- (2) PD77-053
- (3) PDC00-088
- (4) PD01-038
- (5) PDA01-089
- (6) PD03-023
- (7) PD03-075
- (8) PD04-010